

APPENDIX C

Prepared by:
Thomas E. Biron, Esquire
One Logan Square
18th and Cherry Streets - Third Floor
Philadelphia, Pennsylvania 19103-6998
(215) 569-5562

Record and return to:
Thomas E. Biron, Esquire
One Logan Square
18th and Cherry Streets - Third Floor
Philadelphia, Pennsylvania 19103-6998
(215) 569-5562

Assessment Parcel No. 58-00-15418-00-4

DEED

THIS INDENTURE Made the *27th* day of September, 2006

BETWEEN ESTATE OF STANLEY L. KESSLER, DECEASED, ESTATE OF THELMA KESSLER, DECEASED, MORTON L. KLEVAN, and BEATRICE KLEVAN (hereinafter called the Grantors), of the one part, **and** PSD QUEENS DRIVE LP, a Delaware limited partnership (hereinafter called the Grantee), of the other part,

WITNESSETH, That the said Grantors for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto them well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release, confirm and convey unto the said Grantee, its successors, and assigns,

ALL THAT CERTAIN lot, piece or parcel of ground, together with the buildings and improvements thereon erected located in the Township of Upper Merion, County of Montgomery and Commonwealth of Pennsylvania, situate at 103 Queens Drive and designated as Montgomery County Assessment Parcel No. 58-00-15418-00-4, as more fully described in Exhibit "A" attached hereto and made a part hereof.

BEING the same premises which Robert D. Leham and Lois H. Leham, by Deed dated June 3, 1968 and recorded in the Office of the Recorder of Deeds in and for Montgomery County, Pennsylvania in Deed Book 3513, page 222, granted and conveyed unto Stanley Kessler and Thelma Kessler, his wife, as to an undivided fifty percent (50%) interest, as tenants by the entireties; and to Morton L. Klevan and Beatrice Klevan, his wife, as to an undivided fifty percent (50%) interest, as tenants by the entireties (there having been a tenancy in common as between each of said fifty percent undivided interests), in fee.

AND, the said Stanley Kessler was also known as Stanley L. Kessler.

AND, the said Stanley Kessler (a/k/a Stanley L. Kessler) and the said Thelma Kessler were divorced pursuant to a Decree and Order dated December 9, 1986, whereupon the tenancy by the entireties between them was severed, and pursuant to the terms of a marital settlement agreement dated December 14, 1984, the said Stanley Kessler and the said Thelma Kessler each owned an undivided twenty five percent (25%) interest in and to the Property, as tenants-in-common.

AND, the said Stanley Kessler (a/k/a Stanley L. Kessler) departed this life on October 9, 1998 whereupon his undivided twenty five percent (25%) interest in and to the Property was vested in the Estate of Stanley Kessler, Deceased; and

AND, Ellen Kessler First and Michael H. Krekstein were appointed as Executors of the Estate of L. Stanley Kessler, Deceased on December 10, 1998.

AND, the said Thelma Kessler departed this life on November 16, 2000 whereupon her undivided twenty five percent (25%) interest in and to the Property was vested in the Estate of Thelma Kessler, Deceased.

AND, Janice K. Biron and Ellen Kessler First were appointed as Executors of the Estate of Thelma Kessler, Deceased on November 27, 2000.

TOGETHER with all and singular the said buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said Stanley Kessler, at and immediately before the time of his decease, her, the said Thelma Kessler, at and immediately before the time of her decease, the said Morton Klevan, and the said Beatrice Klevan, as well at law as in equity, of, in and to the same.

Deed Acknowledgement

The following acknowledgement is made pursuant to Section 512(b) of the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. § 6020.512(b) ("HSCA") and, to the extent applicable, Section 405 of the Pennsylvania Solid Waste Management Act, 35 P.S. 6018.405 ("SWMA"):

Grantor acknowledges that, as a result of environmental investigations, impacts to groundwater and soil have been detected at the Property as described in the Record of Decision ("ROD") issued on September 30, 1994 by the U.S. Environmental Protection Agency ("EPA") for the Stanley Kessler Superfund Site, which is on file at EPA and the Pennsylvania Department of Environmental Protection ("PADEP") and is incorporated herein by reference. A description of the particular constituents found at the Property and their location is set forth in the ROD. The ROD describes previous soil and groundwater remediation activities undertaken at the Property and requires further remediation of volatile organic compounds ("VOCs") in groundwater through operation of a pump and treat system. This system has been installed and groundwater remediation required by the ROD is currently occurring at the Property pursuant to an Administrative Order for Remedial Design and Remedial Action issued by EPA on October 31, 1995. It is anticipated that the Administrative Order will be superseded in the near term by a Consent Decree, which when effective will govern the groundwater remediation at the Property.

Deed Restriction

This conveyance is made and accepted subject to the following use restriction: There shall be no installation of new groundwater wells (other than wells for groundwater remediation or monitoring) or any use of groundwater at the Property, until such time as remediation standards set forth in the ROD are achieved or such other standards

approved by EPA that would allow these uses.

TO HAVE AND TO HOLD the said lot or parcel of ground described in Exhibit "A" attached hereto, together with all improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND as to Grantors Estate of Stanley L. Kessler and Estate of Thelma Kessler, only, acting by and through the duly qualified Executors of each such Estate, for themselves and their heirs and assigns do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that such Executors have not done, committed, or knowingly or willingly suffered to be done or committed, any act, matter or thing whatsoever whereby the premises hereby granted, or any part thereof, is, are, shall or may be impeached, charged or incumbered, in title, charge, estate or otherwise howsoever.

AND as to Grantors Morton Klevan and Beatrice Klevan, only, for themselves and their heirs, executors, administrators and assigns do covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that they, the said Morton Klevan and Beatrice Klevan and their heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them, the said Morton Klevan and Beatrice Klevan and their heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by from or under her, them or any of them, shall and will, WARRANT and forever DEFEND.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered

ESTATE OF STANLEY L. KESSLER,
DECEASED

1

By:

Name: Ellen K. First

Title: Executrix

By:

Name: Michael H. Krekstein

Title: Executor

WITNESS:

ESTATE OF THELMA KESSLER,
DECEASED

By:

Name: Janice K. Biron

Title: Executrix

By:

Name: Ellen K. First

Title: Executrix

WITNESS:

MORTON L. KLEVAN

BEATRICE KLEVAN

STATE OF PENNSYLVANIA :
 :SS
COUNTY OF PHILADELPHIA :

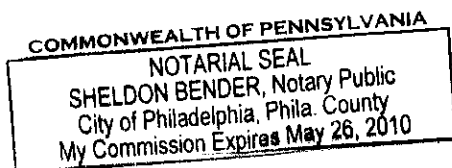
On this, the *22nd* day of September, 2006, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared ELLEN K. FIRST, EXECUTRIX OF ESTATE OF STANLEY L. KESSLER, DECEASED, who acknowledged that her name is subscribed to the within Deed and that she executed the same for the purposes therein contained in the capacity therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]



STATE OF PENNSYLVANIA :
:SS
COUNTY OF PHILADELPHIA :

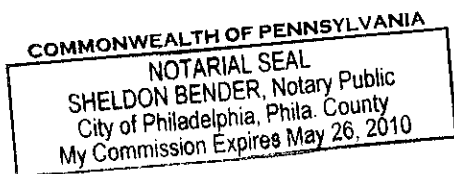
On this, the 22nd day of September, 2006, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared MICHAEL H. KREKSTEIN, EXECUTOR OF ESTATE OF STANLEY L. KESSLER, DECEASED, who acknowledged that his name is subscribed to the within Deed and that he executed the same for the purposes therein contained in the capacity therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]



STATE OF PENNSYLVANIA :
:SS
COUNTY OF PHILADELPHIA :

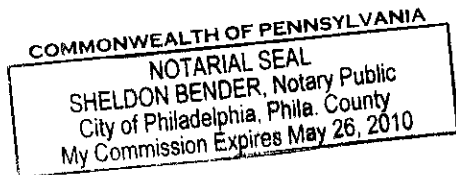
On this, the 22nd day of September, 2006, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared JANICE K. BIRON, EXECUTRIX OF ESTATE OF THELMA KESSLER, DECEASED, who acknowledged that her name is subscribed to the within Deed and that she executed the same for the purposes therein contained in the capacity therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]



STATE OF PENNSYLVANIA :
 :SS
COUNTY OF PHILADELPHIA :

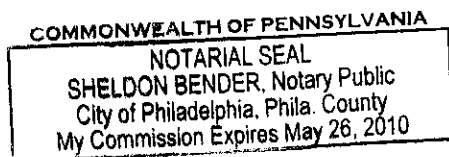
On this, the 22nd day of September, 2006, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared ELLEN K. FIRST, EXECUTRIX OF ESTATE OF THELMA KESSLER, DECEASED, who acknowledged that her name is subscribed to the within Deed and that she executed the same for the purposes therein contained in the capacity therein stated.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]



STATE OF PENNSYLVANIA :
 :SS
COUNTY OF PHILADELPHIA :

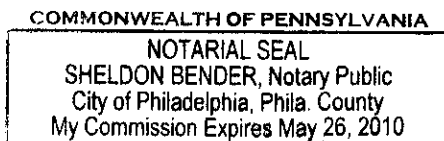
On this, the *22nd* day of September, 2006, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared MORTON L. KLEVAN, who acknowledged that his name is subscribed to the within Deed and that he executed the same as his free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]



STATE OF PENNSYLVANIA :
:SS
COUNTY OF PHILADELPHIA :

On this, the 22nd day of September, 2006, before me, a Notary Public, authorized to take acknowledgments and proofs in the County and State aforesaid, personally appeared BEATRICE KLEVAN, who acknowledged that her name is subscribed to the within Deed and that she executed the same as her free act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and Notarial seal.

My Commission Expires:

NOTARY PUBLIC

[NOTARIAL SEAL]

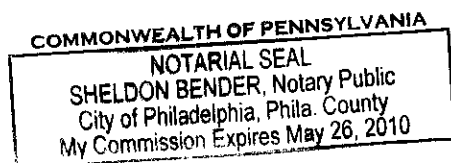


EXHIBIT "A"

ALL THAT CERTAIN tract or parcel of ground situate in Upper Merion Township, Montgomery County, Pennsylvania, bounded and described in accordance with and as shown on a plan entitled "Plan of Property for King of Prussia Industrial Center, Inc.", prepared by A. W. Martin Associates, Inc., Consulting Engineers, King of Prussia, PA, dated June 17, 1957 and last revised on March 5, 1965, as follows, to wit:

BEGINNING at a point in the eastern right-of-way line of a cul-de-sac at the eastern end of Queens Drive, said point being the following four courses and distances from the point of intersection of the center line of said Queens Drive (60 feet wide) and the eastern right-of-way line of Henderson Road (as widened to 80 feet); -- (1) N 80° 58' E, along said center line of Queens Drive, 416.28 feet to a point; (2) N 9° 04' W, crossing the northern half of said Queens Drive 30.00 feet to a point in the northern right-of-way line of said Queens Drive; (3) N 80° 58' E, along said right-of-way line, 48.99 feet to a point of curvature; and (4) further by said right-of-way line, on the arc of a circle curving to the right with a radius of 50.00 feet, an arc distance of 73.54 feet to the place of beginning; thence from said place of beginning, along land now or late of Robert D. Lehman, the following three courses and distances:

(1) N 17° 12' E, 77.00 feet to a point; (2) N 81° 15' E, 74.78 feet to a point; and (3) N 89° 00' 17" E, 187.10 feet to a point in a line of land now or late of Marco Products Company; thence from said point, along said land now or late of Marco Products Company, S 0° 45' 30" W, 344.92 feet to a point in a line of land now or late of the Bethlehem Limestone Quarry Company, thence from said point, along said land now or late of the Bethlehem Limestone Quarry Company, S 58° 16' W, 361.97 feet to a point; thence from said point, along land now or late of Korb-Petit, N 9° 04' W, 481.97 feet to a point in the southern right-of-way line of said Queens Drive thence from said point; along said right-of-way line, in an eastwardly direction on the arc of a circle curving to the left with a radius of 50.00 feet, an arc distance of 152.02 feet to the first mentioned point and place of beginning.

CONTAINING 3.2681 acres of land, more or less.

BEING Known as 103 Queens Drive.

BEING Montgomery County Assessment Parcel No. 58-00-15418-00-4.

DEED

ESTATE OF STANLEY KESSLER, DECEASED, ESTATE OF THELMA
KESSLER, DECEASED, MORTON L. KLEVAN, and BEATRICE KLEVAN

to

PSD QUEENS DRIVE LP, a Delaware limited partnership

PREMISES: 103 Queens Drive
Upper Merion Township
Montgomery County, Pennsylvania

BEING MONTGOMERY COUNTY ASSESSMENT PARCEL NO.
58-00-15418-00-4

The address of the within named Grantee is:
c/o 1515 Market Street
Suite 1410
Philadelphia, PA 19102
Attn: Mitchell Klevan, Esquire

On behalf of Grantee

Mitchell H. Klevan, General manager

Record and return to:

Thomas E. Biron, Esquire
One Logan Square
Third Floor
Philadelphia, Pennsylvania 19103-6998